

June 9, 2010

ITEM NO. A4

**AUTHORIZATION TO EXECUTE CONTRACT FOR GREEN ASSESSMENT AT CHA
SENIOR AND FAMILY PROPERTIES AND TO ADOPT CHA'S SUSTAINABILITY
STATEMENT**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with HOK/Siemens in the amount of \$786,600.00 to perform "Green Assessments" of sixty-three (63) CHA developments and is to be completed within one hundred eighty (180) calendar days of the date set forth in the Notice to Proceed.

Funding

Other Funds (Stimulus)

RECOMMENDATION SUMMARY

Specification No: 10-00494

Vendor: HOK/Siemens
60 E. Van Buren
14th Floor
Chicago, IL 60605

Contract Type: Consulting
Contract Amount: \$786,000.00
Number of Vendors Solicited: **104**
(including **10** MBE and **6** WBE Firms)
Assist Agencies: **44**
Number of Pick-Ups/Downloads: **47**
(including **7** MBE and **4** WBE Firms)
Number of Bids Received: **4**
Contract Time: One hundred eighty (180)
calendar days from
the date set forth in the
Notice to Proceed

Date Advertised: March 22, 2010
Pre-Bid Conference: March 26, 2010
Site Visit: None
Addendum No. 1 issued: April 2, 2010
Date Bids Opened: April 9, 2010

Advertisement Publication(s): Chicago Sun-Times
Chicago Defender
Extra
CHA Website
BuySpeed Online

M/W/DBE Participation:

Direct MBE 33 % WBE 15 % DBE _____ %
Indirect MBE _____ % WBE _____ % DBE _____ %
Waiver _____ (Yes/No)

Section 3: PENDING

Hiring # _____ Subcontracting \$ _____ Other Economic Opportunities \$ _____

GENERAL BACKGROUND

As part of Chicago Housing Authority's (CHA) commitment to the U.S. Department of Housing and Urban Development (HUD), and under CHA's application for American Recovery and Reinvestment Act (ARRA) Competitive Grant Stimulus funding, the CHA solicited bids for consulting/engineering firms to perform "Green Assessments" of sixty-three (63) development properties, including Senior and Family housing units. This work scope is to be completed within one hundred eighty (180) calendar days of the date set forth in the Notice to Proceed.

The Green Assessment will result in:

- Review energy efficiency and green investments at each property.
- A Green Operations and Management Practices (O&M) Manual for CHA's private management firms to adhere to
- Training of the CHA staff and property managers on the implementation of the Practices Manual.
- A Leadership in Energy and Environmental Design (LEED) assessment score estimate for each property based on current criteria as defined by the United States Green Building Council (USGBC).

The term "green" as applied to the above is defined by the Enterprise Green Communities Criteria (EGCC), published by the Enterprise Green Community Partners. The CHA solicited proposals for a consultant(s) to assist the Authority in evaluating the current "green" and energy efficiency status of its properties and making recommendations to improve the efficiency and environmental performance of sixty-three (63) CHA owned and operated residential facilities.

PROCUREMENT HISTORY

The CHA advertised Request for Proposals (RFP) No. 10-00494 on March 22, 2010 for the green assessment of sixty-three (63) CHA development properties, including Senior and Family Housing units. The RFP was advertised in the Chicago Sun-Times, the Chicago Defender and Extra, and on the CHA and BuySpeed Online websites.

The evaluation was a two-step process; the first step was to evaluate and rank the written proposals. Following those rankings, a minimum score threshold was established to determine the finalists who would be invited to orally present their proposals to the evaluation committee.

The Pre-bid meeting was held on March 26, 2010. The CHA issued Addendum No. 1 on April 2, 2010.

The CHA received and opened four (4) bids on April 9, 2010 at 11:00 am. Of these four responses, three (3) firms received scores that were determined to be in the competitive range and those firms were invited to participate in the oral interview process.

Oral interviews were held on May 3rd and May 5th 2010. Each firm responded to questions on the thoroughness of its bid and its capacity to perform this work. The oral interviews were scored by the evaluation committee, and the firms were later sent “Best and Final” offer letters by the Department of Procurement and Contracts. Based on the results of the totaled scores, the recommended firm is HOK/Siemens, with a “Best and Final” offer price of \$786,600.00, representing a \$71,000.00 reduction of the price originally submitted in their bid response.

Based on their submitted bid, the Department of Procurement and Contracts has determined that HOK/Siemens is the most qualified and cost-effective firm to perform this work scope.

Based on the forgoing, it is in the CHA’s best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with HOK/Siemens in the amount of \$786,600.00 for the green assessment of sixty-three (63) Senior and Family development properties. It is to be completed within one hundred eighty (180) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

Sustainability Statement

The following statement was prepared to memorialize CHA’s commitment to Green and Sustainable communities.

“The Chicago Housing Authority is committed to promoting and providing healthy, sustainable and efficient communities for its resident population. This is accomplished through CHA employees, our housing partners, our neighbors and the residents themselves. By transforming the way CHA buildings and communities are designed, built and operated, we are able to provide affordable, high-quality housing opportunities that are environmentally and socially responsible. CHA not only meets its commitment to Chicago residents, but also our commitment as a public agency, by contributing our best efforts to achieve the goals of the Chicago Climate Action Plan. As Chicago’s largest landlord, we help create a better environment not only for ourselves, but for future generations to enjoy.”

RESOLUTION NO. 2010-CHA-76

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 9, 2010, entitled **“AUTHORIZATION TO EXECUTE CONTRACT FOR GREEN ASSESSMENT AT CHA SENIOR AND FAMILY PROPERTIES AND TO ADOPT CHA’S SUSTAINABILITY STATEMENT”**;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with HOK/Siemens in the amount of \$786,600.00 to perform “Green Assessments” of sixty-three (63) Senior and Family properties. It is to be completed within one hundred eighty (180) calendar days of the date set forth in the Notice to Proceed, and further authorizes the adoption of the CHA’s Sustainability Statement.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

